

NOV 9 4 25 PM '77

**MORTGAGE**

BOOK 1415 PAGE 384

THIS MORTGAGE is made this 9th day of November, 1977, between the Mortgagor, Stephen T. Piar, Jr. and Frances G. Piar (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

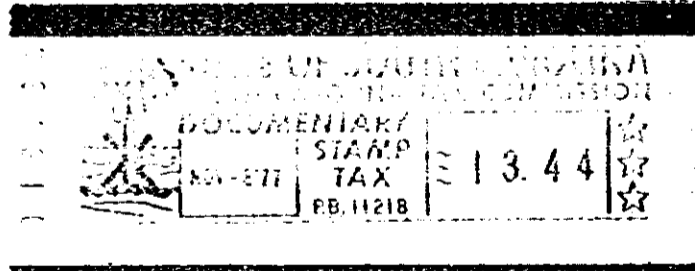
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Six Hundred and No/100 (\$33,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2007;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Ponderosa Drive near the Town of Simpsonville, and being known and designated as Lot No. 3 on plat entitled "Property of B.F. Reeves" prepared by C.O. Riddle, Engineer, dated June 5, 1970 and recorded in the RMC Office for Greenville County, S.C., in Plats Book 4-F at Page 53, and also being known as Ponderosa Subdivision, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ponderosa Drive at the joint front corner of Lots 3 and 4, and running thence with the common line of said lots N. 71-11 E. 270 feet to an iron pin; thence S. 19-51 E. 150 feet to an iron pin, the joint rear corner of Lots 2 and 3; thence with the common line of said lots S. 71-11 W. 274.9 feet to an iron pin on the eastern side of Ponderosa Drive; thence with the eastern side of Ponderosa Drive N. 17-59 W. 150 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Jerry D. Simmons and Betty O. Simmons, recorded in the RMC Office for Greenville County, S. C., in Deeds Book 1023 at Page 38 on August 22, 1975.



which has the address of Route #2, Ponderosa Drive, Simpsonville, S. C. 29681 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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